



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – May 22, 2018

CALL MEETING TO ORDER

The meeting was called to order at 3:33 p.m.

ATTENDANCE

Members Present: Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway, Bruce Reinhart, CM Terrilyn Tarlton-Shannon

Members Absent: None

Staff Present: Tim Tietjens, Development Services Director; Catherine Gorman, AICP, Assistant Director/HPO; Janice Norman, Planning Manager; Dustin Henry, Coastal Resource Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

APPROVAL OF MINUTES

The May 8, 2018 minutes were approved as presented.

CONFLICT OF INTEREST

Bruce Reinhart – 18P-021

Bruce Reinhart – 18P-025

REQUEST TO ADDRESS COMMISSION ON NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

18P-021 (The Preserve at West Beach) Request to replat a portion of the subject tract as part of Beachside Village, Section 5. The parcel is legally described as The Preserve at West Beach Section 1 (2010) Abstract 121, Acres 54.65, in the City and County of Galveston, Texas.

Applicant: Kahala Development, LP / Debbie Reinhart

Property Owner: Kahala Development LLC.

Staff presented the Staff Report and noted that of twenty-two (22) notices sent, five (5) had been returned in favor.

Vice-Chairperson John Dreiss opened the public hearing on case 18P-021. Applicant Bruce Reinhart presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Lisa Blair moved to disapprove case 18P-021 without prejudice pending corrections per Staff Recommendations. Eugene Cook seconded, and the following votes were cast:

In Favor: Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway

Opposed: None

Absent: None

Non-voting

Participant: Bruce Reinhart, CM Terrilyn Tarlton-Shannon

The motion passed.

18P-025 (The Preserve at West Beach) Request for a Final Plat in order to develop a Single-Family Dwelling Detached addition to Beachside Village, Section 5. The parcel is legally described as The Preserve at West Beach Section 1 (2010) Abstract 121, Acres 54.65, in the City and County of Galveston, Texas.
Applicant: Kahala Development, LP / Debbie Reinhart
Property Owner: Kahala Development, LP.

Staff presented the Staff Report and noted that of twenty-two (22) notices sent, five (5) had been returned in favor.

Vice-Chairperson John Dreiss opened the public hearing on case 18P-025. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Cate Black moved to disapprove case 18P-025 without prejudice pending corrections per Staff Recommendations. Carol Hollaway seconded, and the following votes were cast:

In Favor:	Cate Black, Lisa Blair, Eugene Cook, John Dreiss, Jeffrey Hill, Carol Hollaway
Opposed:	None
Absent:	None
Non-voting	
Participant:	Bruce Reinhart, CM Terrilyn Tarlton-Shannon

The motion passed.

18P-022 (Adjacent to 403, 406 and 415 35th Street) Request for an Abandonment of approximately 20,451 square-feet of street right of way between Market and Postoffice Street. Adjacent properties are legally described as Lots 5 through 7, Lots 9 and 10 and the East half of Lots 4 and 11, Block 515, Lot 8 (8-1) Block 515, Lots 9 through 14 and Part of Lots 1 through 8 (513-1), Block 514, in the City and County of Galveston, Texas.
Applicant and Adjacent Property Owner: JMK5 Holdings Galveston LLC., Jerome Karam
Property Owner: City of Galveston

Staff presented the Staff Report.

Chairperson Bruce Reinhart opened the public hearing on case 18P-022. Applicant Jerome Karam presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Cate Black moved to recommend approval of case 18P-022 per Staff Recommendations. Jeffrey Hill seconded, and the following votes were cast:

In Favor:	Cate Black, Lisa Blair, Eugene Cook , John Dreiss, Jeffrey Hill, Carol Hollaway, Bruce Reinhart
Opposed:	None
Absent:	None
Non-voting	
Participant:	CM Terrilyn Tarlton-Shannon

The motion passed.

18P-023 (3510 Church/Avenue F) Request for a Change of Zoning from Commercial (C) to Light Industry (LI) zoning district. Property is legally described as Lots 1 through 14 and Adjacent Alley, Block 455, in the City and County of Galveston, Texas.
Applicant: JMK5 Holdings Galveston, LLC., Jerome Karam
Property Owner: Donald Locklin and David Nash

Staff presented the Staff Report and noted that of fourteen (14) notices sent, zero (0) had been returned.

Chairperson Bruce Reinhart opened the public hearing on case 18P-023. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Carol Hollaway moved to recommend approval of case 18P-023 per Staff Recommendations. Cate Black seconded, and the following votes were cast:

In Favor: Cate Black, Lisa Blair, Eugene Cook , John Dreiss, Jeffrey Hill, Carol Hollaway, Bruce Reinhart
Opposed: None
Absent: None
Non-voting
Participant: CM Terrilyn Tarlton-Shannon

The motion passed.

DISCUSSION AND ACTION ITEMS

- Discussion of the recently adopted Hotel Amenities regulations (Staff)
- Discuss and consider selecting two (2) Planning Commissioners to serve as voting members on the Beach Access and Dune Protection Plan Ad Hoc Committee (Staff)

Staff presented the Staff Report.

Lisa Blair moved to appoint Chairperson Bruce Reinhart and Vice-Chairperson John Dreiss to the Beach Access and Dune Protection Plan Ad Hoc Committee. Bruce Reinhart seconded, and the following votes were cast:

In Favor: Lisa Blair, Eugene Cook , John Dreiss, Bruce Reinhart
Opposed: Cate Black, Jeffrey Hill, Carol Hollaway
Absent: None
Non-voting
Participant: CM Terrilyn Tarlton-Shannon

The motion passed.

THE MEETING ADJOURNED AT 4:48 PM